

COMMITTEE AMENDMENT FORM

DATE: 09/11/02

COMMITTEE ZONING

PAGE NUM. (S)

ORDINANCE I. D. #02-O 0869

SECTION (S)

RESOLUTION I. D. #02-R-

PARA.

AMENDS THE LEGISLATION BY ADDING SIX CONDITIONS WHICH ARE AS FOLLOWS:

CONDITIONS FOR Z-02-29

- (1) PROVIDE FOR ONGOING MAINTENANCE OF WATER QUALITY POND (INCLUDING SILT AND MOSQUITO CONTROL).
- (2) DIRECT PRIMARY CONSTRUCTION TRAFFIC TO HIGHLAND AVENUE DURING DEMOLITION AND GRADING WORK.
- (3) CONTINUE TO WORK WITH NEIGHBORHOOD ON TRAFFIC CALMING MEASURES.
- (4) AGREE NOT TO PROVIDE ON-SITE PARKING TO ANY OFF-SITE PROPERTIES.
- (5) WORK WITH NEIGHBORHOOD IN EFFORTS TO RELOCATE/REINSTATE BUS NUMBER 3 TO HIGHLAND AVENUE.
- (6) SUPPORT NEIGHBORHOOD EFFORTS TO REMEDY DOWNSTREAM SEWER PROBLEMS.

AMENDMENT DONE BY COUNCIL STAFF 9/11/02.

02-O-0869

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Municipal Clerk
Atlanta, Georgia

02- 0 -0869

AN ORDINANCE
BY: ZONING COMMITTEE

Z-02-29

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **810 Lake Avenue, N.E.**, be changed from the I-2 (Heavy Industrial) District, to the PD-MU (Planned Development-Mixed Use) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 19 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-02-29

1. Site plan entitled "810 Lake Avenue" prepared by Surber Barber Choate and Hertlein, Architects, Inc., dated April 9, 2002, last revised June 18, 2002, and marked received by the Bureau of Planning July 16, 2002.

LEGAL DESCRIPTION

All that Tract or Parcel of Land lying and being in Land Lot 19 of the 14th District, City of Atlanta, Fulton County, Georgia, being more particularly described as follows:

To find the point of beginning commence at the intersection of the southeastern right-of-way line of Highland Avenue (r/w varies) and the eastern land lot line of Land Lot 19, and proceed southwesterly 299.2 feet along the said southeastern right-of-way line to THE POINT OF BEGINNING;

THENCE leaving the said southeastern right of way line of Highland Avenue, proceed South 00° 03' 02" West a distance of 577.41 feet to a one inch open top pipe found on the northerly right of way line of Lake Avenue (60 foot right of way);

THENCE continuing along the said northerly right of way line of Lake Avenue the following courses and distances:

South 36° 04' 57" West for a distance of 238.29 feet to a point;

THENCE along a curve to the right having a radius of 258.36 feet and an arc length of 32.68 feet, being subtended by a chord of South 39° 42' 24" West for a distance of 32.66 feet to a point;

THENCE South 43° 19' 51" West for a distance of 173.55 feet to a point;

THENCE along a curve to the right having a radius of 385.04 feet and an arc length of 59.60 feet, being subtended by a chord of South 47° 45' 55" West for a distance of 59.54 feet to a point;

THENCE South 52° 11' 57" West for a distance of 493.04 feet to a one half inch-reinforcing bar found;

THENCE leaving the said northerly right of way line of Lake Avenue and proceeding North 75° 18' 01" West for a distance of 534.66 feet to a five eighth inch reinforcing bar set;

THENCE North 89° 52' 46" West for a distance of 133.93 feet to a five eighth inch reinforcing bar set;

THENCE North 01° 37' 14" East for a distance of 289.70 feet to a one half inch-reinforcing bar found on the southerly right of way line of Southern Railway (right of way varies);

THENCE along the said southerly right of way line of Southern Rail the following courses and distances:

THENCE along a curve to the right having a radius of 1812.63 feet and an arc length of 395.22 feet, being subtended by a chord of North 48° 15' 25" East for a distance of 394.44 feet to a point;

THENCE North 54° 30' 12" East for a distance of 198.21 feet to a point;

THENCE along a curve to the left having a radius of 1853.72 feet and an arc length of 57.56 feet, being subtended by a chord of North 53° 36' 49" East for a distance of 57.56 feet to a five eighth inch reinforcing bar set at the intersection of the southerly right of way line of Southern Rail and the southerly right of way line of Highland Avenue (r/w varies);

THENCE along the said southerly right of way line of Highland Avenue (r/w varies) the following courses and distances:

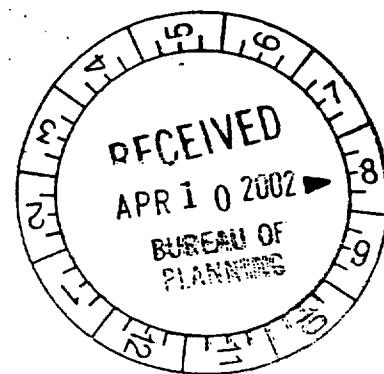
North 89° 55' 02" East for a distance of 77.73 feet to a point;

THENCE along a curve to the left having a radius of 450.25 feet and an arc length of 95.18 feet, being subtended by a chord of North 83° 51' 40" East for a distance of 95.00 feet to a point;

THENCE along a curve to the left having a radius of 191.96 feet and an arc length of 108.98 feet, being subtended by a chord of North 72° 46' 12" East for a distance of 107.52 feet to a point;

THENCE North 56° 30' 35" East for a distance of 696.02 feet to the POINT OF BEGINNING;

Containing 914,122 Square Feet or 20.98536 ACRES, more or less.



810 LAKE AVENUE

SITE PLAN SPECIFICATIONS

CURRENT ZONING: PDAM (RESIDENTIAL/COMMERCIAL)

PROPOSED ZONING: PDAM (RESIDENTIAL/COMMERCIAL)

SQUARE FOOTAGE: 719,338 sf

NON-RESIDENTIAL: 41,000 sf

NUMBER OF UNITS: 600 max.

NET LOT AREA: 914,172 sf

GROSS LAND AREA: 1,005,090 sf

FAR ALLOWED: 0.696 + streetfront retail bonus 1.194 total

NON-RESIDENTIAL: 0.300

FAR PROPOSED: 0.787 total

RESIDENTIAL: 0.715

NON-RESIDENTIAL: 0.067

TOS PROPOSED: 710,000 sf > 693,512 sf required

TOS PROPOSED: 510,000 sf > 402,036 sf required

LAND AREA / BUILDING HEIGHTS

AREA A1: 253,850 sf

AREA A2: 174,502 sf

AREA B01: 99,347 sf

AREA B02: 81,678 sf

AREA C01: 81,678 sf

AREA D: 44,453 sf

AREA E: 35,477 sf

AREA F: 42,126 sf

AREA G: 12,725 sf

AREA H: 77,742 sf

AREA I: 11,564 sf

total new on-street spaces: 220

LOADING SPACES PROPOSED: 1 of A1, 1 of A2, 1 of B, 1 of C1, 1 of C

NOTE: 1. All dimensions are to be used for reference only. All dimensions are to be used for reference only.

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